

# *Reserve at The Dominion at Panther Creek*

## **Only the Best is Included in Your Darling Home**

*We are committed to delivering what you want in your new home and we encourage you to include the custom details that make your house a home.*

### **Foundation and Framing**

- Post-tension Slab Professionally Engineered by Community Soils Report
- Foundation Pretreated for Termites
- All Exterior/Interior Wall Framing on 16" Centers
- Engineered '**Quiet Floor**' I-Beam Joist System with ¾" Subflooring for Second Floor
- Taeex Built-in Pest Control System (Activation Service Optional)
- All Inspections performed by **Burgess Construction Consultants**

### **Exterior Features**

- Custom One and Two Story Innovative Designs
- Brick Entry Porch
- Cast-stone Address Block
- Full Guttering
- 30 Year Laminated Composition Shingles
- MAI Alpine Collection Front Door
- Low "E" Double Pane Energy Efficient Windows
- Steel Embossed Garage Door with Openers
- 6' Cedar Stained Fence with Metal Posts
- Aggregate Lead Walk and Patio
- Broom Finish Driveway on Rear Entry
- Aggregate Driveway on Front Entry
- Cedar Clad Garage Doors on Front Entry and Steel Embossed on Rear Entry – Includes Openers

### **Interior Features**

- Rounded Corners (Per Plan)
- Ceramic Tile Flooring in Entry, Kitchen, Breakfast Nook, Utility and All Baths
- Crown Molding -Entry, Dining, and Study/Living
- Generous Lighting Allowance
- Brushed Chrome Hardware on All Interior Doors
- Designer Staircase with Stained Oak Handrail and **Iron** Balusters
- Wood Burning or Direct Vent Fireplace with Stonecraft Mantel

### **Interior Features Continued**

- Painted Cabinets over Washer and Dryer
- Six Panel Hollow Core Interior Doors
- Garage Walls and Ceilings are Textured, Trimmed and Painted

### **Kitchen**

- Custom Raised Paneled 42" Cabinets
- Ceramic Tile Backsplash
- Ceramic Tile Floor in Kitchen and Breakfast Nook
- Granite Countertops
- Stainless Steel Undermount Sink
- Delta Chrome Pull Out Spray Faucet
- GE® Appliance Package in Stainless Steel
  - 30" Gas Cooktop
  - 30" Self-Cleaning Oven
  - Built-in Microwave
  - Triton Dishwasher with QuietPower II Sound Package
  - 1/3 HP Garbage Disposal

### **Master, Powder & Secondary Bathrooms**

- Ceramic Tile Flooring in All Baths
- Oversized Garden Tub in Master Bath
- Elegant Cultured Marble Vanities with Integral Bowls Matte Finish
- Glass Enclosed Shower with Ceramic Tile Walls in Master Bath
- **Delta** Brushed Nickel Plumbing Features in Master and Powder Bath
- Pedestal Sink with Decorative Wood Framed Mirror in Powder Bath
- Elongated Commodes in All Baths

*In pursuit of constant improvement, Darling Homes reserves the right to make changes to the standard features at their discretion Effective: 3/5/2010*



### **Landscaping**

- Fully Sodded
- Full Programmable Sprinkler System with Rain Sensor
- Generous Landscape Package and Design Assistance by a Landscape Professional

### **Safety & Energy Efficiency**

- **Energy Star Certified**
- **Radiant Barrier** Roof Decking
- Efficient Gas Heat/Electric 14 SEER Air Conditioning
- All Homes Built to High Energy-Efficient Standards Meeting or Exceeding all State Energy Codes
- Energy Efficient Insulation with Poly Sealant Around Base Plates, Doors and Windows
- Insulated Recessed Lighting
- Double Pane Low "E" Glass Windows Throughout
- Honeywell™ Programmable Thermostats
- R-13 Batt Insulation in Exterior Walls
- R-22 Batt Insulation in Knee Walls and Sloped Ceilings
- R-38 Cellulose Insulation in Flat Ceiling
- Energy Saving Gas Water Heater (s)
- Smoke Detectors
- Carbon Monoxide Detectors (one per floor)
- Arc-Fault Circuit Interrupter (one per bedroom)
- Security System on All Operable Windows and Doors

### **Electrical/Technology**

- Pre-Wire Cable - 3 Locations RG-6
- Pre-Wire Telephone – 3 Locations CAT-5
- Family Room, Study, Game Room, and All Bedrooms are Blocked, Switched and Wired for Ceiling Fans

### **Warranty**

- 1 Year Builders Warranty
- 2 Year Mechanical Systems Warranty
- 10-Year Home of Texas Structural Warranty™

### **Interior Design Consulting**

All Darling Homes' buyers are provided with 4 hours of individual design consultation from our staff of full time interior design professionals when making their selections at the Darling Homes Design Center. This allows you the privilege to customize your home from a vast array of finish-out choices to meet your family's lifestyle.

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